

CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM
305 WEST PINE STREET
TUESDAY, NOVEMBER 23, 1999

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, November 23, 1999 commencing at 7:00 a.m.

ROLL CALL

Present: Council Members – Hitchcock, Nakanishi, Pennino and Land (Mayor)

Absent: Council Members – Mann

Also Present: City Manager Flynn, Deputy City Manager Keeter, Public Works Director Prima, Community Development Director Bartlam, Finance Director McAthie, Police Chief Hansen, Fire Chief Kenley, Parks and Recreation Director Williamson, Electric Utility Director Vallow, City Attorney Hays and City Clerk Reimche

Also in attendance was a representative from the Lodi News Sentinel and The Record.

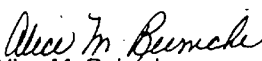
TOPIC(S)

1. Public Safety Building Financing

ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at approximately 8:15 a.m.

ATTEST:


Alice M. Reimche
City Clerk



505 Montgomery Street
Suite 800
San Francisco, CA
94111-2552
415 982-5544
415 982-4513 fax

November 17, 1999

Fax Memorandum

To H. Dixon Flynn, *City of Lodi*
Vicki McAthie, *City of Lodi* fax (209) 333-6807
(209) 333-6795

From Alex Burnett, *Public Financial Management, Inc.*
Cameron Parks, *Public Financial Management, Inc.*

Re General Fund Model Debt Structure Scenarios 20 pages including cover

Attached are three debt structure scenarios for the City of Lodi (the "City") general fund model. This communication is intended to provide you with the opportunity to give additional feedback upon the revenue and expense sensitivities you would like incorporated with these debt structure scenarios. For comparison of the debt structuring scenarios, we have attached a summary page of the aggregate general fund net debt service under each scenario.

The version of the model faxed yesterday, and sent again today, incorporates the level COP financing to fund the public safety complex. The debt structure used in each scenario is labeled in the second line under "Assumptions" on each page of the model. The level scenario is labeled Scenario A, in the upper right section of each page on the model.

The additional two scenarios in today's fax are labeled Scenario B and Scenario C. Scenario B incorporates the wrapped COP financing to fund the public safety complex. In this scenario, the debt service is wrapped around the outstanding Series 1995 and Series 1996 COP debt service. Scenario C incorporates the wrapped COP financing to fund the public safety complex along with a defeasance of the outstanding Series 1995 COP debt service. Please note, in the interest of savings space, we have not included the pages for the capital plan nor the escalation factors for Scenario B and Scenario C in this transmission, since they are the same as those for Scenario A.

Please review these scenarios at your earliest convenience. We hope to speak with you in the near future to receive your input about the revenue and expense sensitivities you would like us to incorporate with these debt structuring options.

City of Lodi
General Fund Debt

Debt Service Scenarios for Public Safety Complex Financing
Aggregate General Fund Net Debt Service

Scenario Description (COPs):

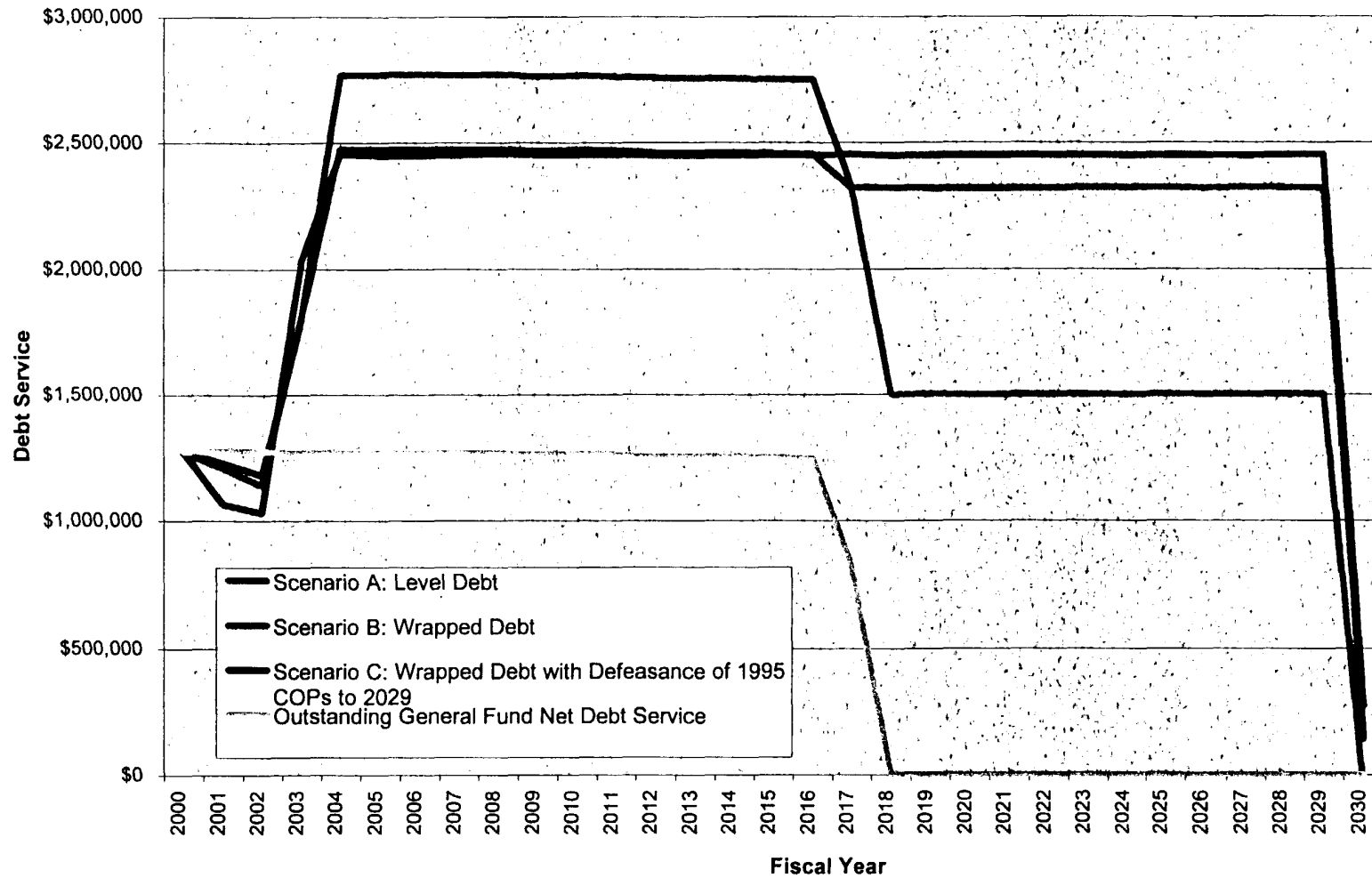
Scenario A Level Public Safety Financing Debt Service
Scenario B Wrapped Public Safety Financing Debt Service
Scenario C Wrapped Public Safety Financing Debt Service with Defeasance of 1995 Bonds

Fiscal Year Ending	Outstanding General Fund Net Debt Service	Scenario A Level		Scenario B Wrap		Scenario C Wrap with Defeasance	
		Aggregate Net Debt Service ⁽¹⁾	Net Cost of Financing	Aggregate Net Debt Service ⁽¹⁾	Net Cost of Financing	Aggregate Net Debt Service ⁽¹⁾	Net Cost of Financing
6/30/00	\$1,274,276	\$1,274,276	\$0	\$1,274,276	\$0	\$1,274,276	\$0
6/30/01	1,275,716	1,228,109	(47,608)	1,207,420	(68,296)	1,065,380	(210,337)
6/30/02	1,275,208	1,179,992	(95,215)	1,138,616	(136,592)	1,031,291	(243,916)
6/30/03	1,267,891	1,794,441	526,549	1,802,923	535,031	2,026,902	759,011
6/30/04	1,268,679	2,768,803	1,500,124	2,475,333	1,206,655	2,454,346	1,185,667
6/30/05	1,267,361	2,770,365	1,503,004	2,474,016	1,206,655	2,450,656	1,183,294
6/30/06	1,268,691	2,773,165	1,504,474	2,475,346	1,206,655	2,449,953	1,181,262
6/30/07	1,267,411	2,767,118	1,499,706	2,474,066	1,206,655	2,451,973	1,184,562
6/30/08	1,268,239	2,771,778	1,503,539	2,474,893	1,206,655	2,456,393	1,188,154
6/30/09	1,261,154	2,761,963	1,500,809	2,467,808	1,206,655	2,453,141	1,191,987
6/30/10	1,265,914	2,767,431	1,501,517	2,472,568	1,206,655	2,452,151	1,186,237
6/30/11	1,262,151	2,762,643	1,500,492	2,468,806	1,206,655	2,453,079	1,190,927
6/30/12	1,254,479	2,756,981	1,502,502	2,461,134	1,206,655	2,450,835	1,196,356
6/30/13	1,252,487	2,754,845	1,502,358	2,459,142	1,206,655	2,450,033	1,197,546
6/30/14	1,256,394	2,756,394	1,500,000	2,463,048	1,206,655	2,450,467	1,194,073
6/30/15	1,251,506	2,751,732	1,500,226	2,458,161	1,206,655	2,452,272	1,200,765
6/30/16	1,247,824	2,750,542	1,502,718	2,454,479	1,206,655	2,450,287	1,202,463
6/30/17	828,748	2,331,185	1,502,438	2,321,818	1,493,070	2,454,269	1,625,521
6/30/18		1,499,472	1,499,472	2,320,293	2,320,293	2,449,237	2,449,237
6/30/19		1,503,565	1,503,565	2,319,668	2,319,668	2,449,933	2,449,933
6/30/20		1,499,615	1,499,615	2,319,394	2,319,394	2,450,666	2,450,666
6/30/21		1,502,489	1,502,489	2,319,200	2,319,200	2,451,165	2,451,165
6/30/22		1,501,957	1,501,957	2,318,892	2,318,892	2,451,243	2,451,243
6/30/23		1,502,902	1,502,902	2,323,073	2,323,073	2,450,651	2,450,651
6/30/24		1,500,163	1,500,163	2,321,425	2,321,425	2,449,074	2,449,074
6/30/25		1,503,486	1,503,486	2,323,718	2,323,718	2,451,135	2,451,135
6/30/26		1,502,562	1,502,562	2,319,639	2,319,639	2,451,369	2,451,369
6/30/27		1,502,173	1,502,173	2,323,633	2,323,633	2,449,368	2,449,368
6/30/28		1,502,005	1,502,005	2,320,227	2,320,227	2,449,657	2,449,657
6/30/29		1,502,843	1,502,843	2,319,209	2,319,209	2,453,271	2,453,271
6/30/30		(51,749)	(51,749)	139,373	139,373	273,940	273,940
Total	\$22,314,130	\$61,693,246	\$39,379,117	\$67,811,596	\$45,497,467	\$69,408,410	\$47,094,280

(1) Debt Service net of Capitalized Interest and Debt Service Reserve Fund Receipts

City of Lodi General Fund Debt

Public Safety Complex Financing Scenarios



City of Lodi - Public Safety Complex Financing

November 23, 1999

presented by
Public Financial Management
505 Montgomery Street, Suite 800
San Francisco, CA 94111
415 982-5544
415 982-4513 fax



City of Lodi

Introduction



- **Objectives**

- Identify the impacts on General Fund revenues and expenditures of a financing for the public safety complex

- **Methodology**

- Create a cashflow model of the City's General Fund, consisting of:
 - Five years of historical data
 - Revenue and expenditures projected on a year-by-year, line-by-line basis
 - Projections to 2010
- Integrate structuring alternatives for the public safety complex to assess the impact on the General Fund balance

- **Next Steps**

- Determine optimal funding plan

Summary of Cashflow Model



- **General Fund Cashflow**
 - A summary of the City's General Fund, including revenue, expenditure and transfers in/(out), with historical data from 1994 through 1999 projected out to 2010
- **General Fund Transfers In/(Out)**
 - A detailed breakout of the transfers in/(out) for the General Fund
- **Debt Summary**
 - A profile of the City's General Fund debt obligations
- **Capital Improvement Fund**
 - A summary of the City's Capital Improvement Fund, including capital fund revenue, capital requirements, transfers out, and an itemization of additionally required revenue to fund the capital requirements
- **Capital Improvement Fund Revenue**
 - A detailed breakout of Capital Improvement Fund revenue, including General Fund transfers in
- **Capital Projects**
 - A detailed breakout of the capital requirements, as listed in the 1999-2001 financial plan and budget
- **Escalation Rates(%)**
 - A detailed breakout of the rate of change of the General Fund revenue and expenditures on a percentage basis
- **Escalation Rates(\$)**
 - A detailed breakout of the rate of change of the General Fund revenue and expenditures on a dollar basis



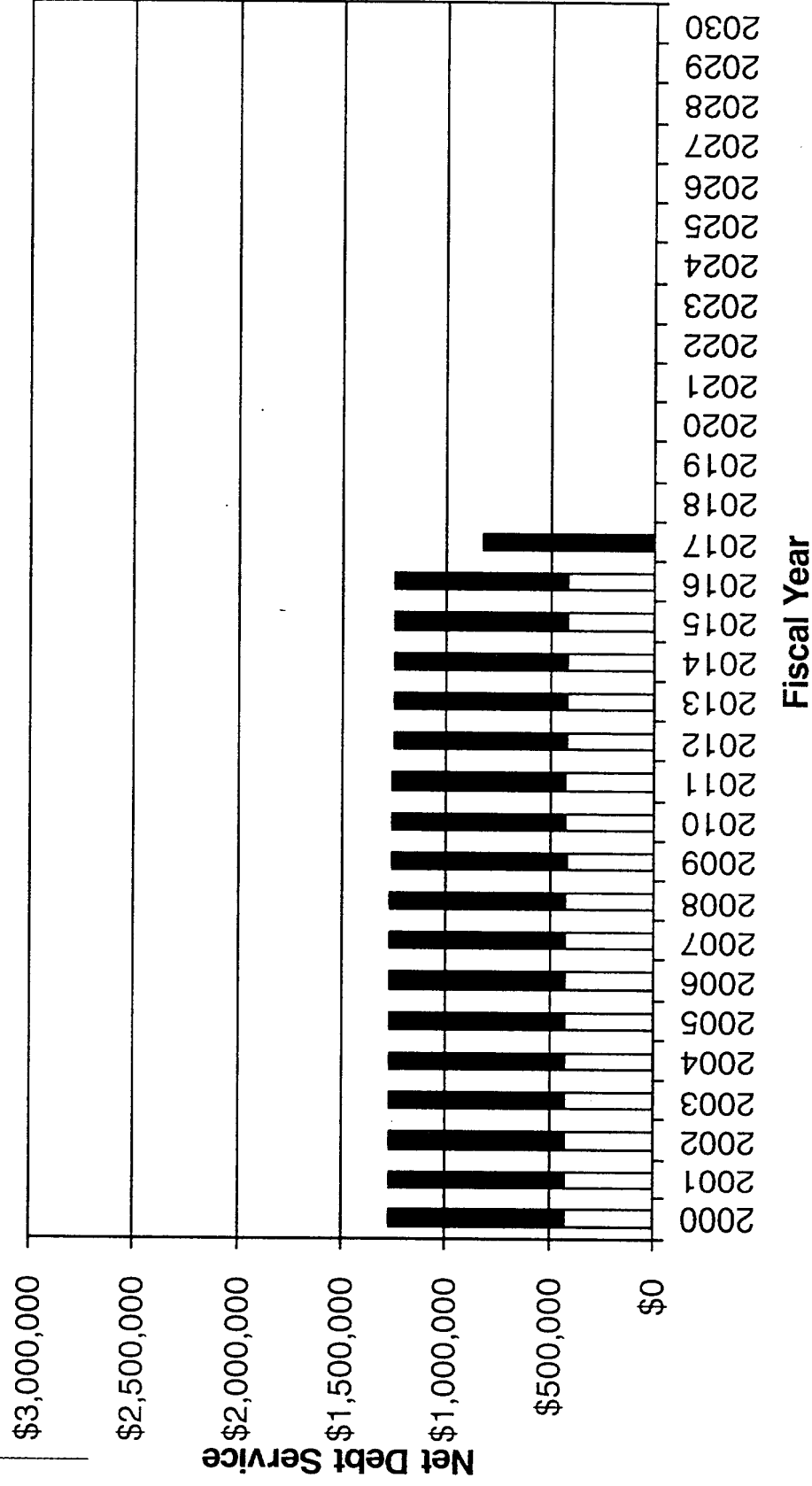
Public Safety Complex Structuring Alternatives



Fiscal Year 2001 Certificates of Participation (COPs)

- **Scenario A: Level Debt Service**
 - Issued to produce level annual payments on 2001 COPs
- **Scenario B: Wrapped Financing**
 - Wrapped around Series 1995 COP and Series 1996 COP Debt Service
- **Scenario C: Wrapped Financing with Defeasance of Series 1995 COPs**
 - Wrapped around Series 1996 COP Debt Service
 - Defeasance of Series 1995 Debt Service

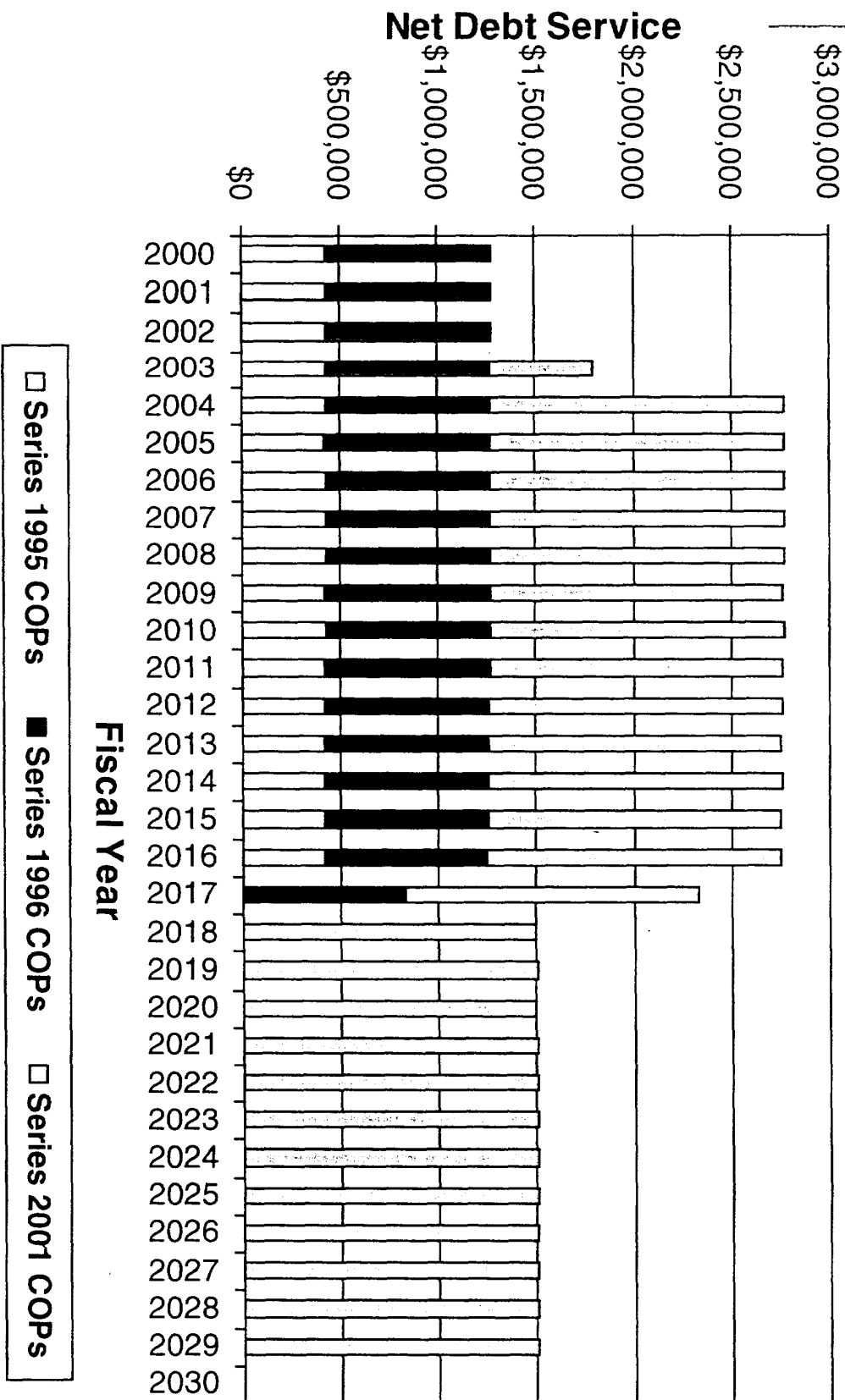
Outstanding General Fund Debt Service



Series 1995 COPs Series 1996 COPs

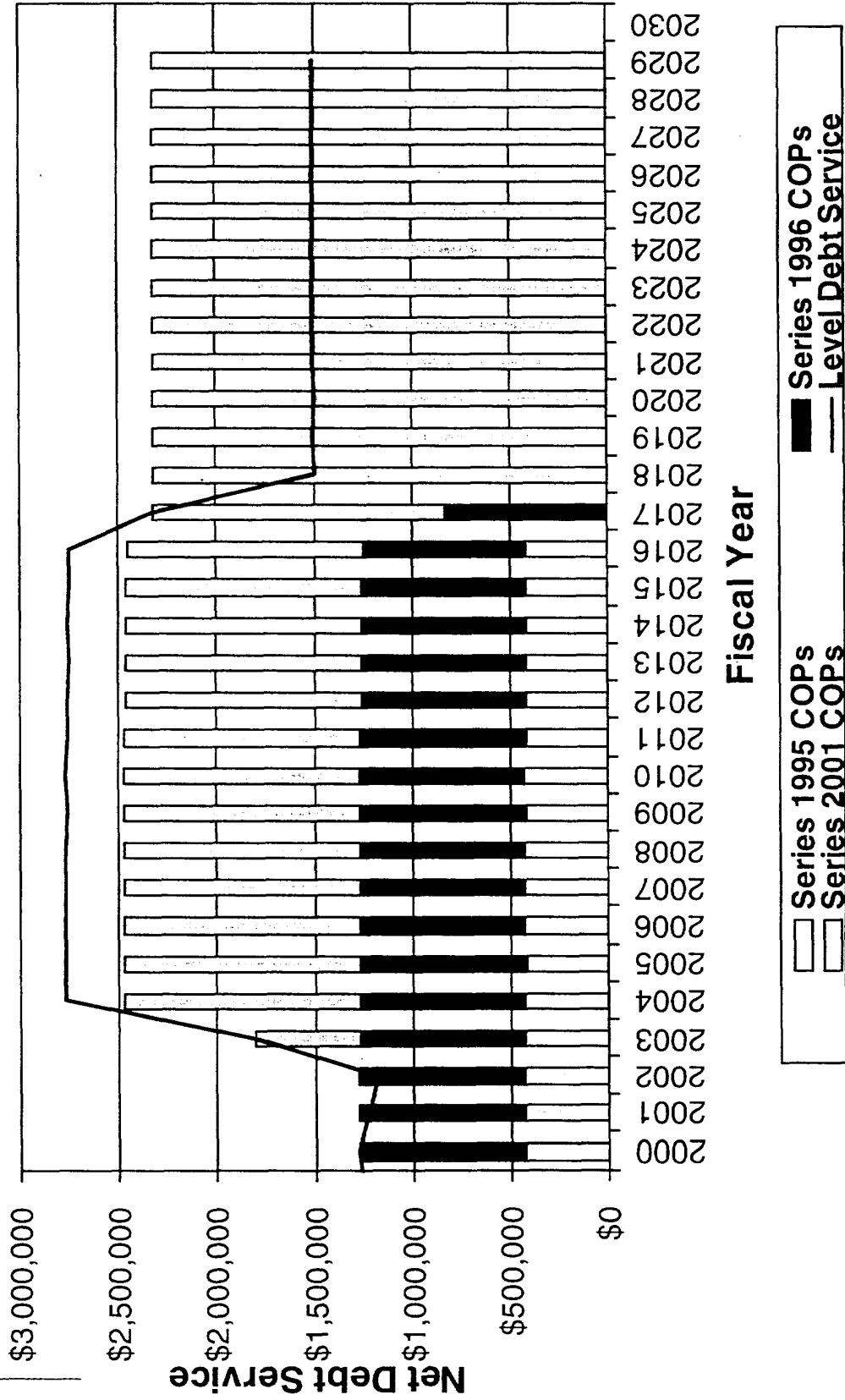


Scenario A: Level Debt Service

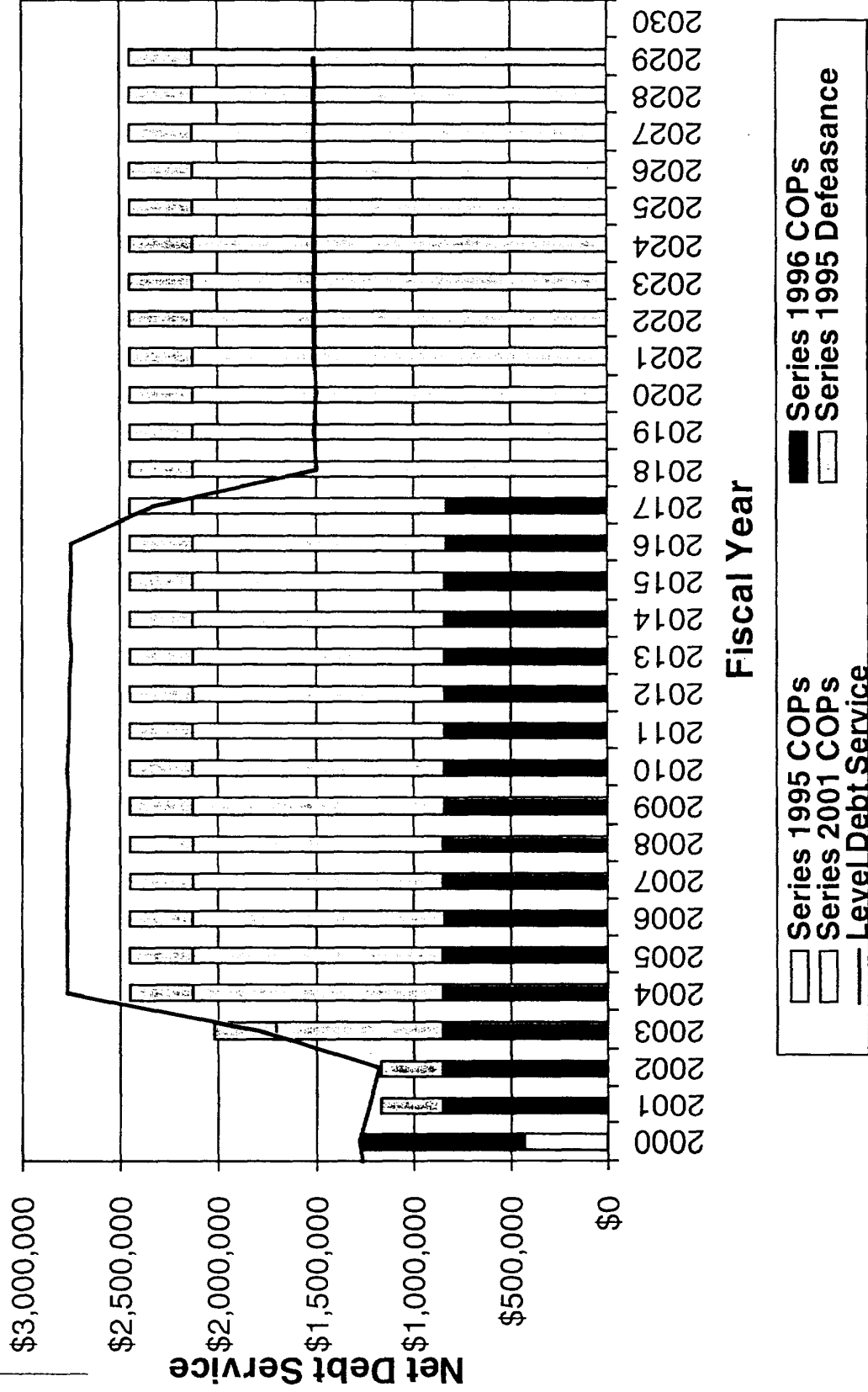




Scenario B: Wrapped Financing



Scenario C: Wrapped Financing with defeasance of Series 1995 COPs



Summary of Structuring Alternatives

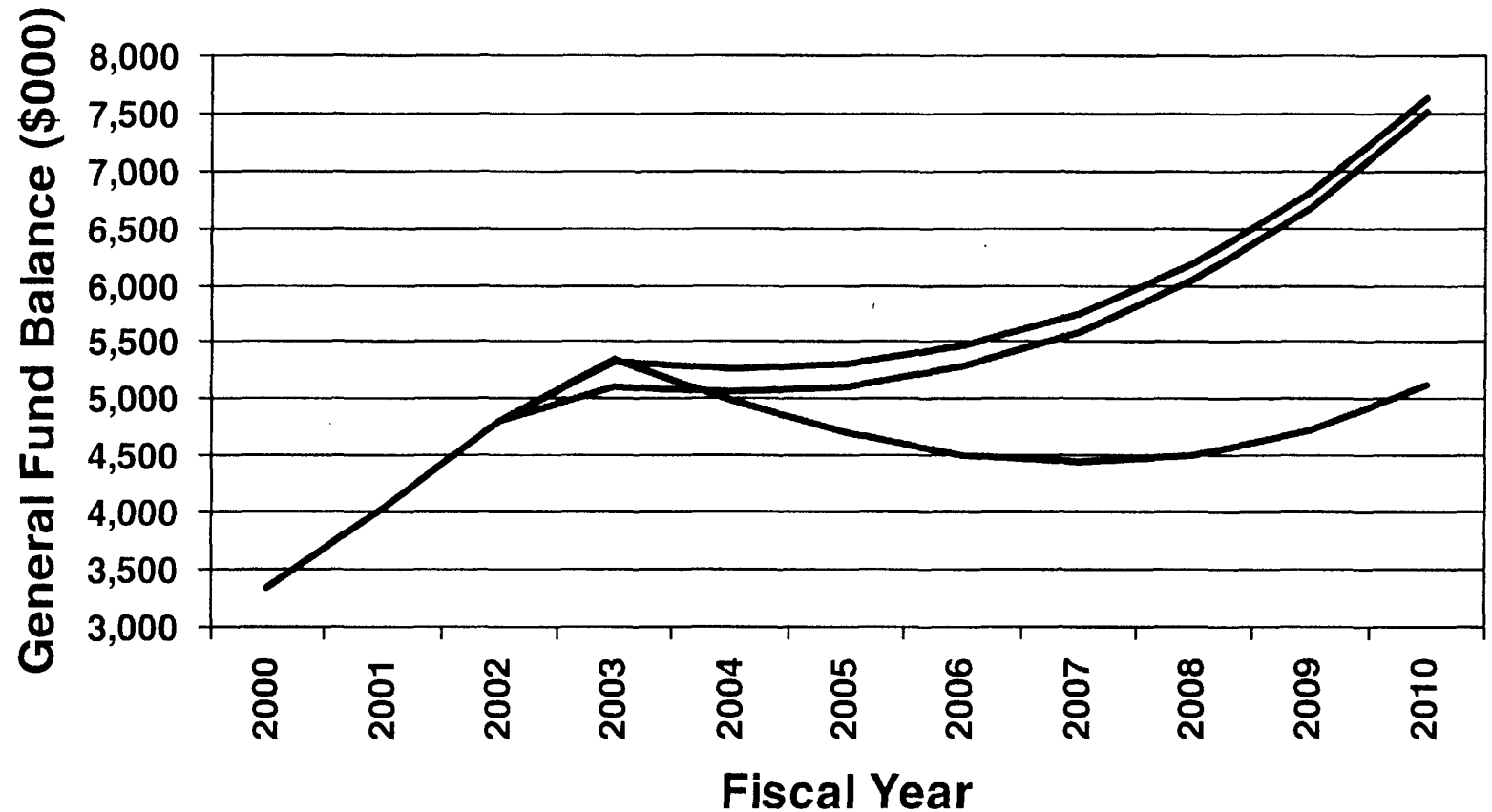


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6/30/30		(51,749)	(51,749)	139,373	139,373	273,940	273,940
Total	\$22,314,130	\$61,693,246	\$39,379,117	\$67,811,596	\$45,497,467	\$69,408,410	\$47,094,280

(1) Debt Service net of Capitalized Interest and Debt Service Reserve Fund Receipts



General Fund Balance with Debt Structures



Fiscal Years	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Scenario A: Level	3,340,921	4,038,313	4,815,198	5,339,844	4,981,090	4,700,254	4,512,214	4,443,875	4,504,423	4,730,374	5,130,674
Scenario B: Wrap	3,340,921	4,038,313	4,815,198	5,331,122	5,273,643	5,314,081	5,466,997	5,753,994	6,193,916	6,817,888	7,639,450
Scenario C: Wrap with Defeasance	3,340,921	4,038,313	4,815,198	5,104,444	5,059,362	5,115,337	5,286,758	5,589,915	6,043,216	6,677,383	7,515,627

Next Steps



- **Determine the Preferred Public Safety Complex Financing Structure**
- **Refine Revenue and Expenditure Projection Rates**
 - Coordination with City staff
- **Determine how the Preferred Public Safety Complex Financing Structure fits within the General Fund**
 - Best Case
 - Worst Case
 - Most Realistic Case
- **Assess alternative financing techniques**
 - Potential Survey

Appendix



General Fund Financial Plan										
Base Projections with Public Safety Capital										
Level Public Safety Capital Services										
Tax Projections at 2.5%, Other Revenues										
Operating Transfer-in from Debt Proceeds										
Historical										
	1987	1988	1989	1990	2000	2001	2002	2003	2004	2005
1	Beginning Balance	2,141,465	4,038,567	3,992,441	2,510,286	2,201,418	2,710,176	4,151,198	5,339,444	4,901,090
2	Property Tax	4,909,911	4,274,905	4,374,489	4,089,336	4,089,336	4,089,336	4,089,336	4,089,336	4,089,336
3	State & Local Tax	5,202,919	5,292,919	5,292,919	5,292,919	5,292,919	5,292,919	5,292,919	5,292,919	5,292,919
4	Transfer-in from State (Prop 172)	18,943	14,641	15,000	15,000	15,000	15,000	15,000	15,000	15,000
5	Transfer-in from Local	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
6	Transfer-in from Federal	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
7	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
8	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
9	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
10	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
11	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
12	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
13	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
14	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
15	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
16	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
17	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
18	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
19	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
20	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
21	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
22	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
23	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
24	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
25	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
26	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
27	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
28	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
29	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
30	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
31	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
32	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
33	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
34	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
35	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
36	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
37	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
38	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
39	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
40	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
41	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
42	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
43	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
44	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
45	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
46	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
47	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
48	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
49	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
50	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
51	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
52	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
53	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
54	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
55	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
56	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
57	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
58	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
59	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
60	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
61	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
62	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
63	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
64	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
65	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
66	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
67	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
68	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
69	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
70	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
71	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
72	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
73	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
74	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
75	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
76	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
77	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
78	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
79	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
80	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
81	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
82	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
83	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
84	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
85	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
86	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
87	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
88	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
89	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
90	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
91	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
92	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
93	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
94	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648	246,648
95	Transfer-in from Other	246,648	246,648	246,648	246,648	246,648	246,648	246,6		